



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Wiltshire House
2909 S. Ocean Blvd Condo
Highland Beach Fl, 33487

Re: 2909 S. Ocean Blvd, Highland Beach FL 33487

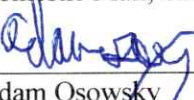
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, February 13, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard***, regarding that The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report, (*110. 9(5) Town of Highland Beach administrative code chapter 1 for the 7th Edition (2020) Florida building code and 6-27 Administrative amendments to Florida Building Code*). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Board upon proper request.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 22nd day of January 2024.



Adam Osowsky
Code Compliance Officer

www.highlandbeach.us

Certified Mail: 7021 1970 0002 3025(4814) 278-4548 • Fax (561) 265-3582

7021 1970 0002 3025 4814

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Domestic Mail Only

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Total Postage and Fees	\$ 8.73

HIGHLAND BEACH, FL 33487
Here
JAN 23 2024
CPO #0231

Wiltshire House Assn. R/A Lang Management 790 Park of Commerce BLVD #200 Boca Raton FL 33487	or Instructions
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
THE WILTSHIRE HOUSE ASSOCIATION, INC.

Filing Information

Document Number	730534
FEI/EIN Number	59-1551726
Date Filed	08/26/1974
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/23/2002
Event Effective Date	NONE

Principal Address

2909 S. OCEAN BLVD
HIGHLAND BEACH, FL 33487

Changed: 02/20/2010

Mailing Address

790 PARK OF COMMERCE BLVD #200
BOCA RATON, FL 33487

Changed: 03/09/2022

Registered Agent Name & Address

LANG MANAGEMENT
790 PARK OF COMMERCE BLVD #200
BOCA RATON, FL 33487

Name Changed: 03/09/2022

Address Changed: 03/09/2022

Officer/Director Detail

Name & Address

Title President

SCHMAUS, BECKY
2909 S OCEAN BLVD #2A
HIGHLAND BEACH, FL 33487

Title VP

PRINCIPE , JOHN, Jr.
2909 S. OCEAN BLVD., #1E
HIGHLAND BEACH, FL 33487

Title Treasurer

NACRON, GREG
2909 S. OCEAN BLVD., #3D
HIGHLAND BEACH, FL 33487

Title Secretary

GAROLSKY, HOWELL
2909 S. OCEAN BLVD., #1C
HIGHLAND BEACH, FL 33487

Title Director

BARCIA, PETER
2909 S. OCEAN BLVD., #5D
HIGHLAND BEACH, FL 33487

Annual Reports

Report Year	Filed Date
2021	02/15/2021
2022	03/09/2022
2023	04/18/2023

Document Images

04/18/2023 -- ANNUAL REPORT	View image in PDF format
03/09/2022 -- ANNUAL REPORT	View image in PDF format
02/15/2021 -- ANNUAL REPORT	View image in PDF format
02/13/2020 -- ANNUAL REPORT	View image in PDF format
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02/20/2018 -- ANNUAL REPORT	View image in PDF format
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02/22/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
05/12/2003 -- ANNUAL REPORT	View image in PDF format
05/23/2002 -- REINSTATEMENT	View image in PDF format
05/23/2002 -- Name Change	View image in PDF format



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Wiltshire House
2909 S. Ocean Blvd Condo
Highland Beach FL, 33487

**POSTED
ON PROPERTY**

01/22/24

DATE

Re: 2909 S. Ocean Blvd, Highland Beach FL 33487

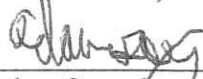
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Adam Osowsky
Code Compliance Officer

www.highlandbeach.us

Certified Mail: 7021 1970 0002 3025(4814) 278-4548 • Fax (561) 265-3582

From: [Adam Osowsky](#)
To: [Jaclyn Dehart](#)
Subject: Feb Code Board
Date: Monday, January 22, 2024 10:29:42 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

CC2023-12-014 2909 S Ocean Blvd Condo. NOH Hand Delivered. No Photo.



Adam Osowsky
Code Compliance Officer

Town of Highland Beach
3616 S. Ocean Boulevard
Highland Beach, FL 33487
(561) 278-4540 Office
(561) 278-2606 Fax
www.highlandbeach.us



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.



Town of Highland Beach

3616 South Ocean Blvd.
Highland Beach, FL 33487
Phone: 561-278-4540
Fax: 561-278-2606

December 20, 2023

WILTSHIRE HOUSE CONDO
2909 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-12-014

WILTSHIRE HOUSE,

Location : 2909 S OCEAN BLVD CONDO
HIGHLAND BEACH FL, 33487

Complaint Description:

Compliant/Violation: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report.

Correction: The owner of a building or structure subject to recertification shall submit, or cause to be submitted, to the Building Official, a Phase One/Two Report.

Correct by date: January 5, 2024 to prevent further code compliance actions.

110. 9(5) TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE

RECERTIFICATION OF BUILDINGS AND COMPONENTS: Failure to Submit a Recertification Inspection Report or Timely Make Repairs/ Modifications.

In the event the owner fails to submit any required report by the specified deadline, fails to make changes and resubmit the Phase Two Report within the required timeframes upon a determination that the Phase Two Report does not satisfy the requirements of this section, or fails to complete (subject to all required permits) any major or critical repairs or modifications within the required timeframes, the Building Official may seek an order of enforcement through the Town' s code enforcement process or any other legal or equitable remedy provided by law.

6-27 Administrative amendments to Florida Building Code.

The town has amended and supplemented Chapter 1 of the Florida Building Code through the adoption of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.



Town of Highland Beach

3616 South Ocean Blvd.
Highland Beach, FL 33487
Phone: 561-278-4540
Fax: 561-278-2606

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

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BOCA RATON, FL 33487

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[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage
\$ 1.66

Total Postage
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Sent To

Street and Apt. #

City, State, ZIP+4

PS Form 3800, A

cc2023-12-014 nov
 WILTSHIRE HOUSE ASSO
 R/A LANG MANAGEMENT
 790 PARK OF COMMERCE BLVD #200
 BOCA RATON, FL 33487

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 - Electronic verification of delivery or attempted delivery.
 - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
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 - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
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- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- For an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.